



---

**CITY OF COLUMBIA  
DESIGN / DEVELOPMENT REVIEW COMMISSION  
OCTOBER 11, 2012- 4:00 PM**

**Minutes  
Eau Claire Print Building  
3907 Ensor Avenue • N. Main Street and Monticello Road • Columbia, SC**

---

**Members Present:** Bruce Harper, Betsy Kaemmerlen, Dale Marshall, Lesesne Monteith, David Ross, Dr. Leslie Skinner

**Member Absent:** Doris Hildebrand, Catherine Horne, Beronica Whisnant

**Staff Present:** Amy Moore, John Fellows, Jeff Crick, Lindsay Crick, Staci Richey, Jerre Threatt

The meeting was called to order by Chairperson David Ross at 4:00 PM, Roll Call – Quorum established, swearing in of applicants and public speakers.

Amy Moore, Preservation Planner, noted changes to the Agenda since publication. Under the Historic portion, Regular Agenda, item 2, **1108 Lancaster Street** and item 3, **1604 Main Street** were deferred; and item 6, **823 Gervais Street** was withdrawn. She proceeded with review of the Consent Agenda.

**I. CALL TO ORDER**

**II. CONSENT AGENDA  
URBAN**

**HISTORIC**

- 1. 1202 Main Street** (TMS# 09013-07-09) Request for a Certificate of Design Approval for signage. *Individual Landmark*

**Staff recommendations:**

*Staff recommends granting a Certificate of Design Approval for 1202 Main Street, with the following conditions:*

- *No other forms of permanent and/or temporary signage are approved under the Certificate of Design Approval;*
- *Any remaining details to be deferred to staff;*
- *Any questions regarding amount of signage under the Zoning Ordinance be deferred to the Zoning Department.*

- 2. 1012 Sumter Street** (TMS# 11304-05-01) Request for a Certificate of Design Approval for exterior changes. *Individual Landmark*

**Staff recommendation:**

Based upon Section 17-674, staff recommends for a Certificate of Design Approval for the removal of the chimney with all details deferred to staff.

- 3. 1531 Blanding Street** (TMS# 11403-16-10) Request for a Certificate of Design Approval for handicapped ramp. *Individual Landmark*

**Staff Recommendation:** Staff recommends a Certificate of Design Approval with the condition that the “tower” portion of the lift be to the back of the unit, flush with the front plane of the house, and details deferred to Staff.

**Motion by Ms. Kaemmerlen to approve Consent Agenda items 1 through 3; seconded by Mr. Harper. Consent Agenda approved.**

### **III. REGULAR AGENDA**

#### **URBAN**

- 1. 500 Huger Street & S/S Blossom Street (TMS#08914-16-02 and 08914-16-01) Request for site plan approval for student housing. *Innovista Design District***

**Staff recommendations:**

Staff recommends approval of the site plan for 500 Huger Street and S/S Blossom Street subject to staff's comments as outlined on the case summary.

- 2. 500 Huger Street & S/S Blossom Street (TMS# 08914-16-02 and 08914-16-01) Request for Certificate of Design Approval for student housing. *Innovista Design District***

**Staff recommendations:**

*The current proposal has a number of site and circulation issues that still must be addressed. (These are outlined within the site plan review evaluation.) Modifications to the site may necessitate the building design being modified beyond details. However at this time staff is able to recommend approval of this application subject to compliance to the guidelines and the conditions listed below.*

*If the commission should make a motion to approve, staff recommends that the following items be included in any motion:*

- 1. Section 1.0 Site Planning:**

- a. The building shall be substantially positioned at the maximum setback of 15 feet. Building projecting bays (service areas/living room areas) shall be positioned at the maximum setback of 15 feet. Bench areas shall be shifted as appropriate. Details to be deferred to staff.*

- 2. Wheat Street Right-of-way Improvements:**

- a. The street design along Wheat Street shall substantially comply with the street sections within the Innovista Master Plan. Generally: Property line/ Min. 10 ft sidewalk/ Min 8 ft planting Strip/ angled parking / driving lane/ turn lane/ and driving lane. Details to be deferred to staff.*

- 3. Section 1.5.6: Street Orientation:**

- a. An architectonic element(s) shall be provided along Wheat Street to meet the general intent of this guideline to provide 80% lot frontage, consisting of fencing, knee walls, sculptural forms, etc. Details to be deferred to staff.*

- 4. Section 1.5.7: Corners, Entries, Storefronts:**

- a. The plaza entry area at Blossom Street and Huger Street shall be articulated as a pedestrian area. Details to be deferred to staff.*
- b. The Huger Street corner shall maintain an entry that is human scaled and a plaza area shall be provided that has a sophisticated urban design in style scale and materials. Details to be deferred to staff.*

- 5. Section 1.6.2 Grade Change:**

- a. The relationship of the building façade to the street shall be addressed in architectural ways allowing the building to relate to the grade changed from Blossom Street. Details to be deferred to staff.*

6. *Section 2.0.2 Architectural Style or Theme:*
  - a. *The amount of brick has decreased since the July 2012 submission. The amount of brick, stone, or other masonry material shall be the substantial material of the building.*
  - b. *Information pertaining to all building cladding materials shall be provided.*
7. *3.0.2 Height and Scale of the Building:*
  - a. *Plans shall indicate the total height of all elements of the building.*
8. *Section 3.2.1 Façade Proportion and Rhythm:*
  - a. *The relationship of the parking garage entrances to the articulation of the building and projecting bays shall be modified to allow for 1st floor openings to coordinate with upper floors of the building in terms of portion, rhythm, and scale. Details to be deferred to staff.*
9. *Section 3.3.1 Street level openings:*
  - a. *An entry detail shall be provided at the intersections of Blossom Street and Huger Street, as well as at Wheat Street and Huger Street. Other entries along Pulaski Street and Wheat Street shall not be required to be prominent entries, but shall be more substantially articulated beyond a typical emergency egress door.*
10. *Section 3.5 Roofs and Upper Story Details:*
  - a. *Information pertaining to roof top equipment and facilities that are required to be screened shall be provided. All equipment shall be screened and integrated into the architecture of the structure. Details to be deferred to staff.*
11. *Section 4.0.2: Building Materials:*
  - a. *A detailed list of building materials and finishes shall be provided in writing, and as a material sample to verify compliance to guidelines. Details to be deferred to staff.*
  - b. *Drawings or other information as to how materials turn corners shall be provided. Building material changes shall occur at inside corners. A material change or the appearance of a veneer shall not occur at outside corners. Details to be deferred to staff.*
12. *Section 5.1 Building Entries:*
  - a. *A main building entry shall be provided at Blossom Street and Huger Street. Details to be deferred to staff.*
13. *Section 5.2 Doors and Windows:*
  - a. *Information pertaining to glazing, framing, and other window details shall be provided. Details to be deferred to staff.*
  - b. *Doors and windows shall be designed to provide profiles that articulate the building with recess and shadow lines. A flat appearance with the wall plane and windows shall not be allowed. Details to be deferred to staff.*
14. *Section 6.0:*
  - a. *Detailed drawings for the cornice and similar elements shall be provided. Details to be deferred to staff.*
15. *Signage for the building shall be approved under a separate Certificate of Design Approval.*
16. *All remaining details to be deferred to staff.*

Mr. Fellows stated that items 1 and 2 are in conjunction with a site plan approval and design approval. The project was initially presented in July, and was deferred numerous times because of unresolved issues. It is being resubmitted with a traffic study and grading plans. Most of staff concerns have been addressed. The site plan has a summary of comments from all city staff. This is a fairly large, complex project with numerous items and safety issues that must be met.

Mr. Fellows reviewed the site plan. The building is a parking garage surrounded by the student housing with an interior corridor to access all the units. Improvements include a partial reconstruction of Wheat Street to provide on-street parking, as well as the 200' opening of Pulaski Street. Each resident will have a driveway that will address their particular parcel and Wheat Street. The Game Day Terrace has been moved to the top of the building; and the leasing center is at Wheat and Huger. A similar entrance has been designed for Huger and Blossom.

Staff recommends opening the design component of the project to allow the applicant to discuss things.

Ben Arnold, Arnold Construction, said his family has owned most of the proposed site since 1963. The project will consist of a 598 bed student housing development that will be seven stories, four of which will have a pool on the roof; 449 parking spaces, bicycle parking, a pool, a two-story gym, gathering areas, and a rooftop terrace. Every effort has been made to comply with the MX-2 zoning.

Bob Guild, president of the Granby Neighborhood Association, reviewed the application and traffic study recently submitted. The neighborhood feels this is generally a very nice project and would like to see it done. Mr. Guild requested the Commission condition approval of the project with addressing several open questions addressing pedestrian, bicycle, automobile connectivity, and impacts upon the neighborhood.

Mr. Guild referred to page 18 of the traffic study; an aerial view of the site as it relates to the Granby neighborhood. They feel the study reports a conservative view of the traffic impacts, and given the existing site conditions and likely future conditions, that unless conditioned by the Commission, the traffic study is non-conservative in its assessment of traffic impact. The site is not properly connected to university; it is barricaded by the railroad cut that separates it from the university campus. The traffic study assumes all students will be primarily connected to the university by foot or on bicycle; that most trips to the university will not be automobile driven. However one cannot walk over or cross the railroad track on bicycles. There have been hypothetical discussions regarding pedestrian overpasses, none are contemplated in this design or in any commitments made by the city or other developers.

Mr. Guild then referred to page 25 of the traffic impact study which evaluates impacts of the project on people from the Granby Neighborhood trying to access Huger Street from Wheat Street; they are essentially blocked in their neighborhood, having to make left turns to get out. Even the traffic assessment states "the level of impacts of traffic service of this project for people exiting the Granby Neighborhood on Wheat Street will be reduced to F-the lowest possible grade level of service in the afternoons from existing E, which is very low. In the mornings, they will be level E, which are very low levels of service." They are very dangerous levels, and with other proposed and upcoming projects, it is very dangerous to get out of the neighborhood. They would like approval conditioned on the traffic engineer's comments included as conditions of; including traffic control to help residents get out of the neighborhood. They would like to see the project developed as they feel the project is a welcome addition and the design is very well done.

Mr. Arnold said discussions have been held regarding going under the bridge, and walk/pedestrian flyover with the University, the City, and the developer behind the property. They are working with the conditions and some have already been done.

Ted Blackwell, Cox and Dinkins, said the southern end of Pulaski Street is imposed due to the presence of wetlands in the City right-of-way. The arrangements of Pulaski Street are presented in the proposed plan; consisting of full-width drive and parking on both sides.

Mr. Fellows stated the developer will be improving the public right-of-ways to city specifications, and any parking that is in the public right-of-way is public parking. The parking division will determine the specific

type of parking. Given the current usage and surrounding area, most of the parking will probably be used by the students and/or renters of the facility; but would not be exclusive just to them.

Mr. Arnold said improvements under the Blossom Street overpass to tie the two sides together are being discussed with the developer planning the project behind this property; however no commitment has been made by any of the parties- the University, the City, or the developer. Some of the unpaved area directly under the Blossom Street bridge is in the SC DOT right-of-way and discussions will need to be held regarding that area.

Mr. Fellows stated that within the site plan, Mr. Chambers, Land Development Administrator, has recommended approval subject to conditions. One being the improvement of the Pulaski Street right-of-way where there is a wetlands, and it is also noted, that it includes the road design including the area under the Blossom Street bridge.

Staff has tried to set up a lot of the approvals within this application based on three assumptions: 1) this project would go through and the project to the east would not go through, and there would need to be improvements to facility this particular student housing; 2) both student housing projects would be built, and the two developers could coordinate and share in the developments that would be improvement for both projects; and 3) the opposite of one going and the other not going.

Mr. Chambers comment include, 'as the project goes forward, the improvements underneath the bridge need to be coordinated.' Typically site plan approval is conditioned upon those conditions that staff happens to recommend.

Ms. Kaemmerlen questioned what purpose of the area between Blossom and the building was. Mr. Blackwell said those were contours to capture drainage that falls in that space between the building and the retaining wall.

Mr. Fellows clarified that one must think in sections. Going along Blossom Street will be a 6' wide planting area with large shade trees, an 8' sidewalk, a retaining wall with its highest point at the intersection of Pulaski & Blossom being 13' to 14', and there is about 43' between the retaining wall and the building. Forty feet of that needs to be retained for an easement for a stormwater pipe that currently runs from one corner of the property to the other corner and will need to be relocated around the corner of the property. This will allow one to access the stormwater pipe if needed.

Ms. Kaemmerlen expressed concerns with the view tenants having to view a blank wall in that area and expressed the need for some type of aesthetics there; and voiced the same concerns with the plaza at the corner saying it is a very wide open space that is very important as one crosses the river to approach the city as a sense of entry. Mr. Blackwell said the deep easement is causing issues, however they will use a retaining wall with shrubbery or greenery to give some appealing aesthetics. Mr. Fellows said 'a green item' can be stated in the motion, and details can be worked out with staff.

Mr. Marshall said the building is designed to meet the general intent of the urban design guidelines for Innovista. He understands Mr. Guild's comments regarding connectivity issues, but feels if all staff recommendations are incorporated in the motion, all the concerns will be met as the conditions deal with Pulaski Street.

Mr. Fellows stated some of the concerns are dealt with by staff recommendations; however some are not. With regard to Mr. Guild's suggestion of signalization at Catawba or some other street; the Planning Commission can endorse the concept; however it is a SCDOT street, so the City does not have the authority to require it. Staff feels most of the issues can be worked out with the applicant.

Two separate motions should be made; one regarding the site plan and one regarding approval of the request for a Certificate of Design Approval. As there are extensive walls, Ms. Kaemmerlen stated she would like a condition added that staff review the walls so they will have a compatible nature to the building.

Mr. Ross noted it is important that City agency comments be incorporated as conditions for approval on the site plan.

**Motion by Mr. Marshall to approve** the request for **500 Huger Street & S/S Blossom Street** for site plan approval for student housing site plan subject to

1. City agency and staff comments as outlined in the case summary;

<b>CITY AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW</b>	
<b>John Fellows, Planning</b>	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"><li>1. Bike Parking. A portion of bike parking should be provided near entrances and exits for visitors.</li><li>2. Huger – Sidewalk Area. The sidewalk area along Huger appears to be designed to come directly in contact with the living room portion of the 1st floor units. Modifications to this design shall be resubmitted to provide a minimum of 3-4 feet of landscape area. Areas for benches shall be located between living room projections.</li><li>3. Building Façade Setback. The building facade of the floor located at or directly above 45 feet in height, is required to be setback at least 8 feet from the main façade. The latest set of plans provides a setback. However dimensions and scales have not been indicated on the plans, thus verification of said requirement will have to be made prior to construction.</li><li>4. Wheat Street. Staff recommends that the parking and pedestrian amenities within the Wheat Street right of way be planned and constructed substantially similar to the Innovista Master Plan. Current plans indicated a general scheme for the right of way layout, modifications may be necessary as plans proceed through detailed design phases.</li><li>5. Wheat Street/Pulaski. The reconstruction of Wheat Street shall be designed to allow for future improvements to Pulaski and the intersection of Pulaski and Wheat.</li><li>6. Wheat Street/Pulaski. Street amenities such</li></ol>

	<p>as city owned lighting, sidewalks, street trees and similar shall be provided and reviewed and approved through the design phases prior to construction approval on the site.</p> <p>7. Street Trees – Huger. Bald Cypress trees shall be integrated into the planting plan along Huger Street.</p> <p>8. Sidewalks. –Pulaski. The sidewalk along Pulaski shall connect the east and west sides with a loop design located just north of the retaining wall.</p> <p>9. Sidewalk. A sidewalk connection from the Pulaski street right of way shall be provided to the internal sidewalk connection parallel to the internal drive area.</p> <p>10. Lighting. Due to security and safety issues related to pedestrian street lighting shall be provided by the developer and owned by the City as current policies outline. Pedestrian scaled lighting is to be installed per city specifications and to be turned over to the City for long term maintenance.</p> <p>11. Vision Triangle. Fountains, Monuments, Sculptures, etc. shall not be located in a location that will not interfere with the vision triangle area.</p> <p>12. Street Frontage. Designs, details and materials of retaining walls and knee wall will require review prior to construction.</p> <p>13. Retaining Walls- Blossom/Wheat/Pulaski/Huger. Information regarding retaining walls pertaining to height, structure, material, textures, etc. shall be provided.</p> <p>14. Details for handicap ramp locations and other site feature that may require modifications to future site design and engineer modifications will need to be reviewed at a staff level.</p> <p>15. Landscaping will need to be coordinated with easements, utilities, and other site features.</p> <p>16. Site, landscaping, grading, utility, and architectural drawings shall be modified to show the future location of the pipe and the future location of the easement. Future structure and trees, shall not be placed within the boundaries of the easements.</p>
--	---



<b>K. Brian Cook, Zoning Administrator</b>	Recommend approval with conditions: Based on an acreage of 3.99, 598 beds would be permitted (600 are currently shown). A special exception would need to be granted for over 598 beds. More clarification is needed on the Huger Street setback. Building facade of the floor located at or directly above 45 feet in height, shall be setback at least 8 feet from the main facade and the area created may be used for outdoor use. This requirement may be waived for any area of the facade within 50 feet of a street corner.
<b>Johnathan Chambers, Land Development Administrator</b>	Recommend approval with conditions: Prior to the issuance of any permits, the two existing lots (TMS#08914-16-01 and 08914-16-02) must be consolidated into one. Pulaski Street ROW must be improved to meet the design standards and city specifications for road design including under the Blossom Street Bridge. Applicant must work with staff regarding the design of the Pulaski Street ROW.
<b>Robert Harkins, Plans Examiner</b>	Recommend approval.
<b>Scott Rogers, Utilities</b>	Recommend approval with conditions: <ul style="list-style-type: none"> <li>• Any needed upgrade, extension or relocation of City utilities must be provided by the developer.</li> <li>• Any privately owned/maintained utilities or permanent structures cannot be located inside exclusive City of Columbia utility easements.</li> <li>• Proposed sewer flow calculations are needed to determine how the proposed project will affect our sewer system. Please submit these calculations to the Engineering department.</li> </ul>
<b>David Brewer, Traffic Engineering</b>	Recommend approval with conditions: Access must be provided via Pulaski Street right-of-way to Blossom and under the Blossom Street bridge to Devine Street for vehicular and bike/pedestrian traffic. The traffic impact study does not assume this access, but this is simply to model a worst-case scenario, and should not be taken to mean such an access plan would be acceptable.
<b>David Koon, Fire Department</b>	Recommend approval with conditions: 1. There is currently no fire hydrant located on the corner of Huger and Blossom Streets as indicated on Sheet C2. Two fire hydrants will most likely need to be installed and the Fire Department Connections will have to be within 100ft. of the



	<p>fire hydrant.</p> <p>2. If a fire hydrant is located on Pulaski Street, the road will have to be 26 feet wide for a minimum 40ft distance (with fire hydrant centered).</p>
<p><b>Nancy Lee Trihey, Land Development Planner</b></p>	<p>Recommend approval with conditions: The proportion of shade trees to ornamental trees should be increased. See Sec. 17-421 (f) (3): grand tree replacement of 77 DFS units must be shade trees where possible. Approximately 40 street protective yard trees must be shade trees except when located within 15' of an overhead utility line. @ 4" cal. this provides another 80 units. The remaining 40 DFS units may be small-maturing trees, but site spatial constraints may dictate modification of this (alternative compliance). Drawing lists 11 street trees on Huger but only illustrates 10. Encroachment permit is needed for street trees in the right of way; species selection for these must also have F&amp;B approval. 60% of all planting areas must contain living plants.</p>
<p><b>Sara Hollar, Forestry</b></p>	<p>Recommend approval with conditions: Request additional Bald Cypress along Huger Street either replacing Willow Oaks or mixed in with the Oaks. Remove the tree grate on the south end of Huger Street (do not want any tree grates). Any landscaping and/or irrigation installed in the right-of-way must be maintained by the adjacent property owner. Must approve the species of the trees to be planted within the ROW.</p>
<p><b>Tracy Mitchell, Stormwater</b></p>	<p>Recommend approval with conditions: Need to provide pre- and post-development calculations for hydrology. Need to consider a fence or barrier for the proposed pond for safety, although with that fence, you will need to allow a maintenance buffer, typically 20' or so depending on the type of equipment to be used for maintenance. In addition, a maintenance plan and agreement will be required. Water quality will need to be addressed. Be advised that the status and delineation of the "wetland" area should be confirmed, should a tie-in be proposed. Shade trees located to the east of the site near Pulaski Street can not be located within the easement area. No structures (ramps and steps) can be located within the</p>

	storm drainage easement area.
<b>John Spade, Parking</b>	Recommend approval with conditions: Parking spaces on Wheat Street must be angled spaces on the north side of the street.
<b>Robert Sweatt, Street Division</b>	Recommend approval with conditions: Storm drain easement to follow the Utilities and Engineering Standard Widths for Utility Easement specifications for depth plus 5' for pipe width, however no less than thirty feet. Any drains connecting to the main storm drain must have a manhole access. No part of the building to include walls, ramps, or steps to be in the storm drain easement as well as no trees. Shade trees located to the east of the site near Pulaski Street can not be located within the easement area. No structures (ramps and steps) can be located within the storm drainage easement area.

2. A stipulation be added that particular attention be paid to the detailing of the retaining walls that will be a part of this project, and
3. That those walls be detailed in a manner that makes them compatible to the project as a whole.
4. Recommend that the City investigate with SCDOT on additional signalization to provide better traffic flow out of the site as an option where practicality; *seconded by Dr. Skinner. Request approved 6-0.*

**Motion by Mr. Marshall to approve** the request for Certificate of Design Approval for **500 Huger Street & S/S Blossom Street CDA** for student housing with

1. All of the staff recommendations 1-16 as listed included for design approval,

1. Section 1.0 Site Planning:
  - a. *The building shall be substantially positioned at the maximum setback of 15 feet. Building projecting bays (service areas/living room areas) shall be positioned at the maximum setback of 15 feet. Bench areas shall be shifted as appropriate. Details to be deferred to staff.*
2. Wheat Street Right-of-way Improvements:
  - a. *The street design along Wheat Street shall substantially comply with the street sections within the Innovista Master Plan. Generally: Property line/ Min. 10 ft sidewalk/ Min 8 ft planting Strip/ angled parking / driving lane/ turn lane/ and driving lane. Details to be deferred to staff.*
3. Section 1.5.6: Street Orientation:
  - a. An architectonic element(s) shall be provided along Wheat Street to meet the general intent of this guideline to provide 80% lot frontage, consisting of fencing, knee walls, sculptural forms, etc. Details to be deferred to staff.
4. Section 1.5.7: Corners, Entries, Storefronts:
  - a. The plaza entry area at Blossom Street and Huger Street shall be articulated as a pedestrian area. Details to be deferred to staff.

- b. *The Huger Street corner shall maintain an entry that is human scaled and a plaza area shall be provided that has a sophisticated urban design in style scale and materials. Details to be deferred to staff.*
5. Section 1.6.2 Grade Change:
  - a. The relationship of the building façade to the street shall be addressed in architectural ways allowing the building to relate to the grade changed from Blossom Street. *Details to be deferred to staff.*
6. Section 2.0.2 Architectural Style or Theme:
  - a. The amount of brick has decreased since the July 2012 submission. The amount of brick, stone, or other masonry material shall be the substantial material of the building.
  - b. Information pertaining to all building cladding materials shall be provided.
7. 3.0.2 Height and Scale of the Building:
  - a. Plans shall indicate the total height of all elements of the building.
8. Section 3.2.1 Façade Proportion and Rhythm:
  - a. The relationship of the parking garage entrances to the articulation of the building and projecting bays shall be modified to allow for 1<sup>st</sup> floor openings to coordinate with upper floors of the building in terms of portion, rhythm, and scale. *Details to be deferred to staff.*
9. Section 3.3.1 Street level openings:
  - a. An entry detail shall be provided at the intersections of Blossom Street and Huger Street, as well as at Wheat Street and Huger Street. Other entries along Pulaski Street and Wheat Street shall not be required to be prominent entries, but shall be more substantially articulated beyond a typical emergency egress door.
10. Section 3.5 Roofs and Upper Story Details:
  - a. *Information pertaining to roof top equipment and facilities that are required to be screened shall be provided. All equipment shall be screened and integrated into the architecture of the structure. Details to be deferred to staff.*
11. Section 4.0.2: Building Materials:
  - a. A detailed list of building materials and finishes shall be provided in writing, and as a material sample to verify compliance to guidelines. *Details to be deferred to staff.*
  - b. Drawings or other information as to how materials turn corners shall be provided. Building material changes shall occur at inside corners. A material change or the appearance of a veneer shall not occur at outside corners. *Details to be deferred to staff.*
12. Section 5.1 Building Entries:
  - a. A main building entry shall be provided at Blossom Street and Huger Street. *Details to be deferred to staff.*
13. Section 5.2 Doors and Windows:
  - a. Information pertaining to glazing, framing, and other window details shall be provided. *Details to be deferred to staff.*
  - b. Doors and windows shall be designed to provide profiles that articulate the building with recess and shadow lines. A flat appearance with the wall plane and windows shall not be allowed. *Details to be deferred to staff.*
14. Section 6.0:
  - a. Detailed drawings for the cornice and similar elements shall be provided. *Details to be deferred to staff.*
15. Signage for the building shall be approved under a separate Certificate of Design Approval.
16. All remaining details to be deferred to staff.

2. with all details deferred to staff,
  3. including the same stipulation stated in site plan approval regarding the detailing of the retaining walls that will be a part of this project, and that those walls be detailed in a manner that makes them compatible to the project as a whole with details deferred to staff;
- seconded by Mr. Harper. Request approved 6-0.*

## HISTORIC

1. **1210-1214 Main Street** (TMS# 09013-07-12) Request for Certificate of Design Approval for site changes. *Individual Landmark*

### *Staff recommendations:*

### *Staff recommends the following motion:*

*Motion: To grant a Certificate of Design Approval for the construction of the First Citizens Plaza contingent upon the following:*

1. *A principal building material that is appropriate and consistent with the existing Brennan Building shall be chosen for the walls and shade canopy structure pillars;*
2. *Final plaza materials shall be a detail deferred to staff;*
3. *Applicant work with staff on making the plaza more transparent to Main Street;*
4. *Signage on the plaza to be approved under a separate Certificate of Design Approval;*
5. *Any remaining details to be deferred to staff.*

Wes Lyles, Studio 2LR, stated is the second part of the restoration for the Brennan Building next door for construction of a plaza to be used by First Citizens Bank as an outdoor courtyard for private functions related to bank activities. The area is currently a parking lot and the courtyard, and will tie into the existing building. The front of the fencing will pick up on the rhythm of the Brennan Building façade.

Materials are still being looked at and reviewed by staff; with possibly use of materials similar to the bank. Street edge materials along Main Street are more of a stone; and the Brennan Building is a cast iron façade with wood storefront and windows and real stucco exterior upstairs. The preference is to use a slightly different material to note it is part of the Brennan Building but not part of the historic nature of that building. Several different materials are being reviewed; most likely, aerostone will be used. There is a differential between the storefront walls; they will be about 7'4", the same height as they are tall.

Mr. Lyles stated the trellis between the buildings will be a powder coated steel. The trellis will be made of aluminum or wrought iron. There will be only one open area with planters all the way around with plantings on the interior, and there are green screens on the back of the building. The plaza material will be light enough to shed heat and light, but not too bright to be blinding.

Mr. Fellows said from an urban design perspective there is a rhythm of having openings of windows and doors. Traditionally there would be more glazing than solids. Staff had concerns that this plan is a little more than 50% transparent but not as transparent as a storefront. The larger walls are also a concern. Staff voiced suggestions and ideas regarding the transparency, and is in on-going conversation with the applicant.

**Motion by Mr. Harper to grant a Certificate of Design Approval for 1210-1214 Main Street for site changes conditioned upon the five staff recommendations; seconded by Mr. Monteith. Request granted 6-0.**

2. **1108 Lancaster Street** (TMS# 09107-11-03) Request for Certificate of Design Approval for new construction. *Earlewood Protection Area A*

**DEFERRED**

3. **1614 Main Street** (TMS# 09014-04-16) Request Certificate of Design Approval for exterior changes and approval for amendment to previously approved Bailey Bill application. *Individual Landmark*

**DEFERRED**

4. **1737 Main Street** (TMS#09014-02-02) Request Certificate of Design Approval for exterior changes. *Individual Landmark*

### *Staff recommendations:*

*Staff would recommend for a Certificate of Design Approval for the replacement of the non-original oculi with glass of appropriate dimensions and clarity with details deferred to staff; likewise, staff would ask for a Certificate of Design Approval for work on the cupola with all details deferred to staff.*

Request for exterior changes to the building; the applicants are city staff and general services. The building has been undergoing interior renovations, and some of the exterior renovations are a result of the interior renovations. There are three windows, called oculi, in the north and south sides of the building, called oculi, that are not original. They had been replaced and have a dark coating on them that cannot be removed. Those windows need to be removed and replaced with a clear or slightly tinted window which staff is very comfortable working with other city staff on. There is a cupola on the top of the building that is in a compromised shape with necessary repairs being determined with a request that all detailed be deferred to staff to allow work to continue.

Mr. Marshall commended the City for the work being done. There was a significant amount of funding but this makes a very positive statement toward the city's commitment to preserving its own historic buildings. It is a great thing and he feels people will be '*absolutely amazed when they see what is in the ceiling. It is a very positive thing to be moving forward with. It is bringing something back to its historic past.*'

**Motion by Ms. Kaemmerlen to grant a Certificate of Design Approval for 1737 Main Street for exterior changes with all details deferred to staff; seconded by Dr. Skinner. Request granted 6-0.**

- 5. Seminary Ridge Architectural Conservation District** Request for a recommendation for the Seminary Ridge neighborhood to be designated as an architectural conservation district.  
*Pending historic district*

**Staff Recommendation:** *Staff encourages the D/DRC to recommend designation of this neighborhood as the Seminary Ridge Architectural Conservation District.*

Staff met with the neighborhood for ten months to craft guidelines. Ms. Moore commended neighborhood members for attending numerous meetings and thanked them for their participation in the tailoring of the guidelines. The boundaries of the neighborhood generally form a triangle, and generally follow the 1910 plat. A lot of these homes were built in the 1920s; this was a very slow progression of development in the neighborhood. Some homes were built in the 1940s and 1950s, and a notable all-steel house was built in the 1960s from the Kennedy era. A whole range of homes were picked up as the entire neighborhood is significant over decades. Several landmark buildings around the perimeter of the neighborhood boundaries are not included in the recommendation for designation because they are already protected. In addition, some boundary areas are covered in the North Main district and were not included in this district.

LaToya Grate, Seminary Ridge Neighborhood Association president, stated that the neighborhood has been working for over a year on this process. The neighborhood took great interest in having staff come out and give very informative presentations regarding what historic preservation is, and the different levels of historic districts. Several meetings were held with staff over a period of eight months. Ms. Grate thanked staff for all their assistance throughout this process, and invited Commission members to drive through the neighborhood.

Ms. Moore stated the guidelines were discussed with all in attendance.

- A. Actions that require design review are:** Additions/Enclosures visible from the public right-of-way; New construction (includes outbuildings and carports); Actions that alter the exterior appearance of a building or remove original materials or features of a building; Driveways and parking areas; Signage; Demolition or relocation (does not include outbuildings); Screening Porches (typically reviewed by Staff)

- B. Actions that do not require review are:** Painting and Color (wood siding and trim only; other materials, such as masonry and metal are reviewed if being painted for the first time); Work not visible from the public right-of-way; Interior work; Fences and walls; Shutters; Sidewalks; Exterior changes to outbuildings; Demolition of outbuildings; Awnings and canopies; Screen doors/storm doors/security doors; and Storm windows.

**Motion by Mr. Marshall to recommend** designation of this neighborhood as the Seminary Ridge Architectural Conservation District; *seconded by Dr. Skinner. Request grated 6-0.*

6. 823 Gervais Street (TMS# 08816-01-04) Request a Certificate of Design Approval for changes from previously approved plans. *W. Gervais Historic Commercial District*

**WITHDRAWN**

7. **1219 Hagood Avenue** (TMS#11414-22-10) Request for Certificate of Design Approval for rear addition. *Melrose Heights/Oak Lawn Architectural Conservation District*  
**Staff Recommendation:** *Staff recommends a Certificate of Design Approval with the condition that the three visible windows on the north wall of the addition be aluminum-clad wood or wood windows, to be in compliance with Sections 5 and 6 of the guidelines, with details deferred to Staff.*

Brad Anderson, homeowner, is proposing a series of rear additions to a ca. 1946 single-story home where the only visible portion will be along the north wall. The owners propose to use Hardie-plank material for the additions. The original windows were replaced with vinyl windows in the past; and the owners originally proposed vinyl but are now proposing wood 1/1 windows in the addition. The concept as proposed now meets the guidelines.

**Motion by Ms. Kaemmerlen recommend** approval of a Certificate of Design Approval for 1219 Hagood Avenue for a rear addition with the alteration of the 1/1 windows to be wood as recommended by staff to be in compliance with the guidelines; *seconded by Mr. Monteith. Request granted 6-0.*

8. **2728 Preston Street** (TMS#11413-11-08) Request for Certificate of Design Approval for front porch enclosure. *Old Shandon/Lower Waverly Protection Area A*  
**Staff recommendations:**  
*Per Section IV: B. Additions/Enclosures to Existing Buildings, staff has not been provided with enough information from the applicant to determine if all other expansion options have been studied and found to be infeasible. Therefore, staff cannot recommend for the proposal as submitted at this time.*

*If allowed to move forward, staff recommends enclosing only the left side of the front porch to eliminate the need for a commercial type glass door system facing the street. All details deferred to staff*

Request is for a proposal to enclose the front porch for a social space on a house owned by Columbia Midtown SDA Church. Guidelines recommend placing additions on the rear of buildings instead of enclosing front porches. Not much design detail has been provided regarding the proposed enclosure, and how doors would be constructed on the front porch to read from the street. Staff would like more detail regarding the porch.

Mark Burgess, contractor, said when first discussed, they were unsure of how the porch would be constructed. Mr. Burgess brought a small scale version of the proposed glass panels. There will be a small channel around the bottom of the porch and the top channel will go behind the upper header so it will not be visible. The vertical pieces will attach to the house with no obstructions. The glass will abut with a sealant

between without any vertical framework. The panels are 8' x 9' wide, the width between the columns on the house. There will be low visibility from the street. Commercial type double doors will be used at the end of the ramp.

Mr. Marshall said if the guidelines envisioned enclosing a porch, the detail proposed is very non-intrusive. However, the guidelines state enclosure of front porches only when all other expansion options have been studied or found to be infeasible. He feels there are other more viable ways for expansion in looking at the large amount of land surrounding the building. From a historic preservation and design standpoint, the porch is the defining element of the house. Plans are for transparency of the porch, however over time, people will put blinds over the windows and things will be done to make the room non-transparent and the D/DRC will have no jurisdiction for the interior of the room. He does not feel enclosing the most defining feature and having a front porch enclosure is consistent with the guidelines.

Mr. Burgess said the backyard is used for parking, and if another addition is added at the back of the house, it will decrease the parking area. The church wants to use the enclosed porch as an all-year meeting room. The porch currently has a wood floor and ceiling fans, and enclosing it will allow the area to be climate controlled without being intrusive.

Ms. Kaemmerlen asked the applicant if retractable screens had been considered as there are no plans for air conditioning. Mr. Burgess said he had not, as he was contracted to come up with this design to use the glass doors which will make the house more visible. Mr. Marshall felt the porch design is nice and would meet the guidelines if it was done at the back of the house. He does not feel there has been sufficient documentation that all other options have been explored. An enclosed porch may solve the winter problem when it's cold, but would be a problem in the summers where it would be nice to sit outside as it will be too hot to sit in if enclosed.

Another issue of concern for Ms. Kaemmerlen was the use of the double doors on the front. Mr. Burgess stated the double doors do not need to be added; only one door from the church is needed. The area could be a solid glass panel. The porch does not protrude across the handicap ramp. There would be a piece of wood that would be scribed to the house where the metal would adhere to the house; it could be removed if needed. It was the only option available to be less visible. Mr. Burgess had a picture of the proposed door to present to the Commission.

Mr. Ross stated the D/DRC must look at the guidelines to make decisions, and those guidelines indicate the only time the Commission can approve enclosing this porch is if all other options have been explored; and there is no alternative. He does not feel there has been any indication of evidence that any other options have been explored by the applicant.

Walter Fry is the pastor of the church of 65 members. Pastor Fry said the house is used for fellowship/social meal that lasts about two hours every other week. When the house was purchased, it was termite infested and flooding occurred because of the low yard. He is in favor of the staff recommendation of enclosing only the left side of the porch. Granting approval of the request will allow the house to remain in good condition, and allow the parishioners to use the church. He does not feel the space behind the house can be used for the addition because it will limit the area used for parking. If the addition added to the back, parking would need to be in the front and the neighborhood would not like that. Blinds will not be added to the house as no one lives in the house; it will only be used for fellowship and meals. Mr. Fry said the church is in harmony with the neighborhood to keep the area open; and is favorable to staff recommendation of keeping one area of the porch open. He feels the porch will enhance the look of the house and fit in with the character of the neighborhood; it will look neater than a screened in porch. He is asking approval of staff recommendation of the left side of the porch enclosure as proposed.



Ross commended the pastor for the work already done on the house.

A letter from Hoyt Burnett, president of the Old Shandon Neighborhood Association, voicing concerns about the proposal was included in Commission packets. The three concerns are: 1) feasibility of other options; 2) specifics of how the proposal will look; and 3) that it does not look too commercial. Mr. Burnett met with the pastor earlier this week to discuss these items, review neighborhood concerns, and how to address them. Pastor Fry expressed his need for a fellowship area, and the neighborhood understands they need something more useable year-round. Mr. Burnett feels some of the issues and neighborhood concerns were addressed and they would like to support the church, but do not feel the doors would be proper and hopes the church will be agreeable toward that. There was a concern about blinds being put on the windows and he asked if that could be added as a condition of approval by the D/DRC that nothing could be added.

Ms. Moore said the D/DRC can only deal with the exterior of the building; approval cannot be conditioned upon the porch remaining transparent.

Mr. Burnett said because of the short notice, only three neighborhood residents were able to meet with the parish. It may be feasible to have a few more meetings with more of the neighborhood in attendance to meet with the parish, as the parish is fairly new in the area.

Mr. Monteith felt the church provided 'a pretty good case of why they cannot expand in any other way', and it is his understanding only the left portion of the porch will be enclosed. Mr. Marshall felt approval may allow the owner to alter the room to a completely other use in the future, asking how that could be done without altering the clear intent of the guidelines that state there should not be porch enclosures on the front. The proposed details are clean and crisp, but may set a precedent.

Dr. Skinner is familiar with the house and said it was screened for a number of years as was the style; being glassed-in was not the intent when that neighborhood was approved for a protection area. She feels it is not very well considered and all other options should be approached.

Ms. Moore said though she appreciated the Commissioners' comments, there have been other enclosed porches in the area. She discussed where they were located and the types of enclosure.

Mr. Ross felt all possible avenues should be explored. Ms. Moore verified that the applicant could return if the request was denied. Mr. Marshall felt the application should be deferred.

Professor Pat Hubbard, former neighborhood president, said a tiny part of the Old Shandon local district, this particular part where Preston comes into Maple, is the core of the National Register of Historic Places historic district. Therefore it is particularly important to think of this combination. Professor Hubbard did not think that glass would be allowed; just because it is clear should not be added. There are screened porches in the area, but people do not put things on the screen. He feels there should be some assurance that nothing could be put on the glass.

Mr. Marshall stated if it were a screened in porch, the D/DRC would have purview; once it becomes glass, it is an enclosed room, and the D/DRC does not. Ms. Moore said it is an issue of D/DRC having purview of what is visible from the street right-of-way, such as having purview over a window but not the curtains or blinds inside.

**Motion by Mr. Marshall to defer 2728 Preston Street (TMS#11413-11-08) Request for Certificate of Design Approval for front porch enclosure until additional information is received for alternative ways to expand; seconded by Dr. Skinner.**

Ms. Kaemmerlen would like to add that the church meet with the neighborhood.

**Motion amended by Ms. Kaemmerlen** to add that the church meet with the neighborhood, *seconded by Dr. Skinner*. **Request deferred 6-0.**

9. **400 Saluda Avenue** (TMS# 11307-06-07) Request for Certificate of Design Approval for exterior changes and Preliminary Certification for the Bailey Bill.

**Staff recommendations:**

*Staff finds that the proposal meets Section VII – Guidelines for Maintenance & Rehabilitation and recommends granting a Certificate of Design Approval for exterior changes to 400 Saluda Avenue with all details deferred to staff.*

*Staff recommends that 400 Saluda Avenue be given preliminary certification for the Bailey Bill, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements.*

Asheley Scott, architect for the project, presented on behalf of the property owners, Freeman and Marion Belser. It is believed this house was built in 1917. The house sits on a corner making it visible from all sides. They are working with alterations that were put in place many years ago. Changes include replacement of old casement/jalousie windows with double hung wood windows or aluminum clad windows to match the house. Old openings that had been altered will be bricked up.

Bailey Bill information is included for other work to be done; such as, HVAC, plumbing, etc. Ms. Moore stated what has been proposed, with one exception, are within the bounds of the Bailey Bill as long as the investment threshold is met. Mr. Marshall said it is being proposed to remove thealousie windows on the previous porch enclosure and replace with double hung windows. He asked, from a preservation standpoint, why double hung windows were being used when this is a porch enclosure. Ms. Scott said it matches very well. The porch was not original to the house; it was an exterior porch that was enclosed in the 1960s, which is when thealousie windows were added. The house does not have central HVAC currently, however the porch area is being used and they would like to continue using it. Mr. Marshall is not against enclosure of the porch, but questioned the articulation of double hung windows on what is clearly a porch delineation. Ms. Scott stated there are multiple variation of double hung windows on the rest of the house and the owners want the windows to match. The type of window to be used is known, however the exact layout and number is not, at this time, and they are working with staff to work that out.

Ms. Kaemmerlen felt it would be nice to replicate the fenestration of the dining room window area as it is so close to the porch. She questioned the bricked-in area in the kitchen, saying on other cases in other areas, the Commission required leaving the glass and having a solid wall inside. She voiced concern with bricking in that area, and suggested the fenestration remain so the pattern would not be lost. Ms. Scott said it is not known if that area is original to the house, or what originally was there.

**Motion by Mr. Marshall to grant** a Certificate of Design Approval for **400 Saluda Avenue** for exterior changes for a porch enclosure with all details deferred to staff; *seconded by Mr. Harper*. **Request granted 6-0.**

**Motion by Mr. Marshall to recommend** that **400 Saluda Avenue** be given preliminary certification for the Bailey Bill, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements; *seconded by Ms. Kaemmerlen*. **Recommendation granted 6-0.**

1. **619 Gervais Street** (TMS# 08912-06-06) Request for a Certificate of Design Approval for renovations of an existing building, site improvements. *Located within the West Gervais*

Historic Protection Area – DP, City Center Design Development District – DD, and M-1 zoning classifications.

Recommendations

*Although the building meets the guidelines, the site design has a number of items that do not meet the zoning code or guidelines. As such, staff is unable to recommend approval of this application.*

*If the commission should determine to approve the project, staff recommends that the approval is conditional upon the following items.*

- ~~1. Compliance with section 17-419 (b) (1) a. 2. of the Municipal Zoning Ordinance;~~
- ~~2. Compliance with section 17-419 (b) (1) a. 3. Municipal Zoning Ordinance per the land development planner.~~
- ~~3. Compliance with section 17-344 (a) (2.) Municipal Zoning Ordinance;~~
4. Compliance with section Surface Parking. 4.3.2 Bullet Point #9 City Center Design Guidelines;
5. Compliance with Forestry & Beautification and Engineering regulations, the applicant shall not tap into the public irrigation system along Gervais Street or Wayne Streets;
6. The species of trees shall be *Zelkova serrata* “Village Green”
- ~~7. Compliance with section 17-418 (b) (2) Municipal Zoning Ordinance; The applicant shall either provide a masonry wall with plantings within a 2.5 foot planting area compliant with section 17-418 or they shall provide the required 5 foot planting area per the DD standards 4.3.2 bullet 5 with a green wall to have a minimum height of 36 inches to be maintained with green vegetation 12 months throughout the year. If the green wall should cease to establish itself that a masonry wall shall be installed.~~
- ~~8. Compliance with section 4.3.2 Bullet #5 City Center Design Guidelines;~~
9. Compliance with section 17-420(b) Municipal Zoning Ordinance;
10. The applicant shall comply with departmental comments;
11. Roof top equipment must be screened if visible from Wayne Street or Gervais Street;
12. A survey and plat of the newly created or proposed lots will need to be submitted;
- ~~13. One interior shade tree shall be provided;~~
14. A continuous hedge or masonry wall shall be provided along the perimeter of the right of way between the parking and the sidewalk areas, unless the DDRC has specifically approved a green wall.
15. Signage shall be approved under a separate Certificate of Design Approval;
16. Architectural drawings of the new rear wall of the structure (west elevation) shall be submitted and reviewed by the preservation office.
17. The original window openings of the east façade along Wayne shall not be modified.
18. All remaining details to be deferred to staff.

Request is for renovations, demolition, and new use for a restaurant. Mr. Fellows noted that Staff met with the applicant after D/DRC packets went out and discussed the recommended motion. The applicant resubmitted drawings. Due to time constraints a revised staff evaluation was unable to be sent out to the commission and applicant. Mr. Fellows updated the commission with the following items.

Item 1. Vehicular surface area interior landscaping. 17-419 (b) (1) a. 2. of the Municipal Zoning Ordinance

- The applicant and planning staff met on Tuesday October 9<sup>th</sup> and discussed the plans. The applicant requested that staff consider this parking lot as an renovation of a parking lot rather than a new parking lot.
- Upon review it was determined that the existing paved areas would need to comply with renovation criteria, while newly paved areas would need to comply with full standards.
- Based upon the plans submitted on October 10<sup>th</sup>, 2012 the requirements for trees being located at a certain distance from parking spaces is compliant.

This item has been resolved with the submitted revised plans.

Item 1- Dealt with the distance of trees in the parking lot, and adjacent to the new parking spaces. Zoning code requires a tree to be 40' from any parking space. When this request was initially presented, it was treated as a new parking lot. The applicant asked staff to review to see if this could be determined to be a renovation of a parking lot. It was considered and staff and determined it could be a renovation because of the existing footprint and greenspace on the site. Existing parking spaces and the new parking area, which has been revised due to tree placement, were shown. Item 1 of the staff report has been resolved.

This item has been resolved with the submitted revised plans.

Item 3. Design of parking areas. 17-344 (a) (2.) Municipal Zoning Ordinance

- *On Wed. October 10, 2012 the applicant submitted plans indicate that parking spaces would be 10 x 20 and traffic islands would be 24 feet and 25 feet. As presented in the plans the parking spaces are in excess of the minimum standards.*

This item has been resolved with the submitted revised plans.

Item 3- noted that the plans did not have a graphic scale. The staff report was written up with the size of the parking space, however there was a printing error. A revised plan was written indicating the spaces are actually 10'x20', and therefore meet or exceed the requirements. Item 3 has been resolved.

Item 2. Vehicular surface area interior landscaping. 17-419 (b) (1) a. 3. Municipal Zoning Ordinance

- *On October 10, 2012 the applicant provided revised landscaping plans that indicate that three of four planting areas meet this requirement. The fourth area has a bike rack that is located within the planting area. The plans indicate an area 8 x 25 for structural soil. The land development planner has indicated that the ordinance does not allow for the submission of structural soil however upon her review of details that include construction of, materials, and specification that this design would be considered under alternative compliance.*

Item 2 – dealt with the 200 sq. ft. There is a scaling factor and the land development planner has reviewed the new set of plans received. Most of the area meets the sq. ft. requirements, however a portion of the area has pavers and a bike rack, so it is not all pervious, open area. A note on the landscaping plans state there

will be structural soil there. Ms. Trihey indicated that the Ordinance does not indicate that is an allowable substitution for the 200 sq. ft. of soil, but is willing to reconsider at a later date if there is 200 sq. ft. of area underneath the pavers, parking spaces, or structural soil.

This item has been verbally resolved with the submitted revised plan, however with additional information and future approval for alternative compliance this item should be able to be addressed and approved.

Item 4. Surface Parking. 4.3.2 Bullet Point #9 and 6.8.2 bullet #8. City Center Design Guidelines

- *On Wed. October 10, 2012 the applicant submitted plans indicate that an additional landscaping area has been provided*

*Total parking area = approx. 1300 sf  
10% = approx. 1,300 sf of landscaping  
Landscaping areas provided = approx. 1,125*

- *The applicant appears to be short the 10%.*
- *It is estimated that if the 5 foot buffer is provide along the sidewalk areas were only one foot is being provide than and additional approx. 375 sf would be provided bring in the total estimated interior parking lot landscaping to approx 1,500.*

Item 4- dealt with sq. footage of interior parking spaces, with regard to the design guidelines, indicates 10% of the internal portion of the parking lot must be landscaped. Staff calculated a small shortage in the proposal. The applicant added an entire area of landscaping, while not at 10%, it is better at 8 to 9%. Of note, when street yards are discussed, it is felt the applicant will come very close to the 10% depending on resolution of that item. Item 4 is not resolved, but may be met depending on how item 10 is handled.

This item has been discussed, although resolution has not occurred. See item 7 below.

Item 5. Irrigation System

- *On Tue. October 9, 2012 the applicant and staff discussed this items and all irrigation systems will be on private property per the applicant.*

There is an existing meter that is not on the private property, it is on the public sidewalk. The proposal of the landscaping plan was to put the other components of the irrigation system that tie into that meter in the City planting area. Forestry has indicated they do not want any private systems within their system. The applicant will need to run a pipe from their meter and put the irrigation system into one of the planting beds off the property line. That issue has been resolved. Mr. Fellows recommends the irrigation system still be a condition on the evaluation, but feels that both the applicant and staff are in agreement.

This item has been resolved verbally with the applicant.

Item 6. Tree Species

- *The species of trees shall be Zelkova serrata "Village Green"*

Two tree species were indicated; and the applicant will use Zelkova which will reach the requirement of a large tree that will meet the height needed. That issue has been resolved. Ms. Kaemmerlen added the Zelkova is a 'great tree' that will grow above signage, so the tree does not need to be cut down in between.

This item has been resolved with the submitted revised plans.

Item 7. Street Protective Yard

- The applicants revised drawings show a one foot street protective yard.
- *On Wed. October 10, 2012 the applicant submitted plans. Upon review the land development planner determined that under the zoning ordinance a 2.5 foot planting area and masonry wall could be provided. A 1 foot planting area and green wall would not be permitted under the zoning ordinance for expansion of parking areas.*
- *4.3.2 bullet #5 indicates that a 30 -36 inch wall with a five foot landscaping area should be provided.*
- *Staff recommend that one of two options be approved by the DDRC.*
- *Option One. The applicant shall either provide a masonry wall with plantings within a 2.5 foot planting area compliant with section 17-418*
- *Option Two. The applicant shall provide the required 5 foot planting area per the DD standards 6.8.2 bullet #7 (see note 12 below) with a green wall to have a minimum height of 36 inches to be maintained with green vegetation 12 months throughout the year. If the green wall should cease to establish itself that a masonry wall shall be installed.*
- *In order to facilitate the area for the street protective yard along Wayne the applicant may reduce 4 of the 7 center parking spaces from 10 feet to 9 feet picking up and additional 4 feet which when added to the one foot would provide the required 5 foot planting area with green wall as a substitution.*
- *Similarly the applicant could create up to 25% of the parking spaces as compact spaces (this would be 4.5 space of 18 or 5 when rounded up) The spaces along Gervais Street are currently 10 by 20. Compact spaces may be as small as 8 by 16 with a reduction of 4 feet with the existing 1 foot of planting area provide - the applicant will be able to provide the required 5 foot of planting area. In addition the space near the building or the center parking row could be reduced by 1 foot from 20 to 19 and two additional feet could be picked up with the space near Gervais only having to be reduced to 18 feet from the 20 provided resulting in a space that is larger than a compact but slightly smaller than standard..*

Item 7- regarding the street protective yard, the applicant indicated he will provide a 1' buffer yard adjacent to Gervais and Wayne Street. The landscaping plan received indicated there would be Confederate Jasmine and Liriope. Staff voiced concerns about how that would screen the cars. The applicant has explained to

staff that there would be a mesh green wall within the 1" buffer where the jasmine will grow and create a green screen. The plan was revised and documentation attached. With the parking lot being a renovation, it allows the 5' planting buffer to be reduced by half, to 2 ½'. However the Zoning Code states it must be in conjunction with a masonry wall. The design guidelines for the –DD area allow for a 5' buffer with a masonry wall. Discussions were held with the land development planner, and there are two options that may be considered with the applicant and the D/DRC. There can be 1) a 2 ½' area with a masonry wall and some plantings, or 2) a 5' space for plantings and considering replacing the masonry wall with the green screen, which allows for more flexibility to work the green screen in. There are two different sections in the guidelines regarding buffer zones; one states there *should* be a 5' buffer and have the masonry wall. There is another portion that states when adjacent to pedestrian areas, it *shall* have a 5' zone. The standard for the brick wall is 36", and discussions were held with the applicant to have the green mesh custom cut to the standard height.

The 20 foot parking spaces can be reduced to 19 feet, and compact parking spaces were discussed as 25% of the spaces may be compact. The compact spaces can go down to 8' x 16', though that space is not needed as some of the spacing can be taken off the existing parking spaces. Ms. Kaemmerlen indicated wheel stops should be installed to prevent someone from bumping into the green screen.

Mr. Fellows stated that if this were a new project, the guidelines would mandate the project come up to the street edge; as the existing building is being used, a few buildings demolished, and the existing parking used, it does not. There are some trees behind the property that will be removed for parking area.

Mr. Marshall questioned the authority of the D/DRC regarding this request as he feels it does not meet the spirit or intent of the neighborhood guidelines. Mr. Fellows said it would depend on which was stricter, the guidelines or the ordinance. The applicant wants to use the green wall which is questioning. Staff is asking the Commission to make a determination in that situation to decide which is more appropriate. Mr. Marshall voiced concern regarding the green wall; if the plants are not kept living, it become a fence structure, it needs to be constantly covered. A masonry wall is a solid structure.

This item has been discussed, although resolution has not occurred.

Item 8: 4.3.2 Bullet #5 City Center Design Guidelines

- *The applicant may consider this option for reduction of required street yard.*
- *See notes above in number 7.*

This item has been discussed, although resolution has not occurred.

Item 9: Screening for loading areas, trash collection areas, display areas and utility service areas 17-420(b) Municipal Zoning Ordinance

- *Staff met with the applicant on Oct 9<sup>th</sup> and plans for the trash area was discussed. Information has not been provided to staff.*

The dumpster enclosure is to be high end. Drawings have not been submitted at this time.

This item has been discussed, although plans have not been provided.



Item 10: Exterior Wall Materials City Center Design Guidelines

- *Staff met with the applicant on Oct 9<sup>th</sup> and material samples have not been provided to staff.*

This item has been discussed, although resolution has not occurred.

Item 11: 5.7.1 Storefront Composition, Accessories, and Details. City Center Design Guidelines

- *Staff met with the applicant on Oct 9<sup>th</sup> and discussed this issue. Revised plans have not been provided.*

From a preservation standpoint, the guidelines talk about windows and window openings. On this particular building, the applicant has proposed to bring the window elevation all the way down to the base of the building on the existing storefront, and put in a railing on the lower south side of Wayne Street. It is planned as an outdoor courtyard/a covered patio.

Commissioners felt a nanowall should be put in or it should be enclosed. Staff recommended the window system be removed, the original window opening to remain, the window sill and historic fabric remain intact. Therefore if the patio goes back to storefront, a window is put back in.

Mr. Marshall questioned if the D/DRC could condition that a nanowall be installed. He is concerned of precedent as it was required of other buildings. Mr. Fellows stated the applicant was in attendance and could speak on that. He wanted to cover items noted by staff to make the applicant aware of them.

This item has been discussed, although resolution has not occurred.

Item 12: 6.8.2 bullet #7 City Center Design Guidelines

This item was discussed in item number 7.

Item 13: 6.8.2 bullet #8 City Center Design Guidelines

- *The applicant has provided one interior shade tree near the dumpster area.*

This item has been discussed, although resolution has not occurred.

The applicant representative came to the podium

Mr. JP Scurry was sworn in as he had not been able to do so as he arrived after the meeting had begun.

Joan Janning, Red Architecture & Planning, who is working with Chipotle Mexican Grill, note that the project has been in the process for about 2 years. Chipotle has had interest in this area for a long time. Ms. Janning indicated that they had been looking at the space for a long time. Mr. Scurry noted that the current condition of the site is an old gas station. Ms. Janning indicate that she has been working with JP on creating off-street parking to get as many spaces as possible on this small site as possible, and still maintain the historical and ordinances adhere. She takes pride in working with Chipotle who does a lot of building renovations. Chipotle likes to use historic buildings and tries to maintain the historical feel of the building

while maintaining Chipotles corporate identify and ideals. She indicated that Chipotle likes materials to be expressed as they are. She indicated that Chipotle serves very fresh produce and food that is made while you watch. If you are eating rice you are eating rice, which translates into the architecture where a concrete floor is a concrete floor. She indicated that they are trying to maintain as many historic elements of the building as possible. Shed noted that building is from 1910 and a machinist building.

She indicated that there were a number of items to be discussed and suggested discussing the green screen first.

J.P. Scurry said they met with staff and the land developer and creating a street edge was of importance and that all agree about this. He noted that there is a proposed green wall on the front of the building, and the idea was that the green screening wall on both sides of the building would work well with that to create that street edge in a green way. He noted they are trying to get away from not having an edge. They like the look of the green wall is preferred and allowing for the preserve parking. Ms. Janning added the green wall is something Chipotle really likes and is using a lot on its buildings. She had examples to show the Commission. She said she understood the chain-link fence when it is first planted, but fills in nicely and is a nice cover. Ms. Kaemmerlen asked if this was used at Trenholm plaza. Mr. Scurry indicated that it was used Trenholm Plaza and also at Richland Memorial Hospital. Mr. Harper indicated that it had a nice affect at Trenholm Plaza.

Mr. Marshall asked if there was a possible way to detail the green fence element so that it has some sort of masonry pier at regular intervals and then this would fill that in so that you have both the structure and screen. Ms. Janning stated definitely, it is very adaptable and comes in a variety of widths and finishes. She indicated that they could do some sort of industrial looking piers with caps.

Mr. Marshall indicated that the edge would begin to be defined if there were piers and screening in alternating elements. Mr. Marshall felt it could define the street edge if done that way so if the planting failed throughout the year, there would still be a clearly defined and detailed element. He indicated that this is the key.

As he sees it, there are two elements that deal with the neighborhood guidelines: 1) defining the edge and the parking lot, and 2) what is done to the façade of the two buildings. He feels there is more flexibility on the Gervais Street side as it is 90' from the street edge. It was a façade that was a sidewall. He went on to state that the street frontage would need to comply with the guidelines.

Ms. Kaemmerlen asked to see the site plan and asked the applicant if the green screen could turn the corner at Wayne and Gervais. She suggested the green wall turn the corner by 10' or 12' to look more substantial and help the view as one comes down west on Gervais, which would also address the street edge.

Mr. Marshall clarified.

Mr. Marshall indicated that the post could be innovative, but the edge would need to be defined.

Another concern Mr. Marshall had was how the removal of the storefront impacts the façade of the building. If the applicant is not willing to put in a nanowall system, perhaps if vertical frame elements were retained in the openings that mimic the frame size so it does not read as one 'giant' opening. It may address the issue is there was something that was subdivided to be more proportional to what was historically subdivided. There is some flexibility in that area.

Mr. Fellows stated that staff was unsure what historically was on the storefront, but currently there is one large piece of glass. There is a lot of variety in the Vista where some storefronts have large windows and

some have small windows. From a staff perspective, staff does not have an issue with the windows coming out; concerns are with the historic fabric underneath the window sill and the removal of the window sill. If it is a historic window, staff encourages it is maintained; which in this case is not. Ms. Moore reminded everyone that the building is in the protection area rather than historic.

Mr. Scurry does a lot of work for Chipotle and they encourage people to see in the restaurant and not have it blocked out. People like to sit outside when possible.

Mr. Marshall indicated that there was some flexibility to the outdoor dining area.

Ms. Moore indicated that this building is located in the protection area.

Chairman Ross

Asked if anyone from the audience would like to be heard.

Ms. Kammerlen asked if signage was being reviewed at this time.

Mr. Fellows indicated is its own application.

Mr. Marshall said for clarification before a recommendation is made; items 1, 2, 3 are covered and do not need to be included in the recommendation. Mr. Fellows indicated that Item 2 resolution must satisfy the land planner. Mr. Marshall indicated that Item 4 must be at least 2 ½' to comply with the Zoning Ordinance and have some type of masonry wall. Mr. Marshall indicated that 2.5 would be the minimum.

Mr. Scurry asked if those items were guidelines or zoning codes.

Mr. Fellows indicated that under the zoning code a new parking area would be 5 feet but with a renovation it is 2.5 feet with a masonry wall

Ms. Kammerlen asked that means that a solid masonry wall or if a green wall would count.

Mr. Fellows indicated that typically the Board of Zoning Appeals would leave the aesthetic of the wall up to DDRC.

Mr. Marshall indicated that the guidelines could be modified but anything less than 2.5 feet would need to be present to the Board of Zoning Appeals.

Mr. Scurry asked what would happen if they could not work with 2.5 feet.

Ms. Moore indicated that the item would have to go to the Board of Zoning Appeals.

Ms. Kaemmerlen asked the applicant to consider compact parking spaces be considered as she feels it brings [in] some of the restaurant's philosophy. It brings a LEEDs type of credit and something people should be more aware of. Mr. Scurry said he cannot make that decision, and this is half of the parking that is typical for a Chipotle, and there are not that many people around who drive compact cars.

Mr. Marshall indicated that the standard city parking space is 9 feet and not 10 feet.

Mr. Scurry indicated that there are not many compact cars in the area.

Mr. Marshall stated there is on-street parking and at this point, this is the only restaurant on that part of the street.

Mr. Fellows spoke with the property owner regarding the possibility of having two compact spaces. There is a lane, a 20' deep parking space, another lane, and another parking space; to bring them forward does not allow one to back out. If they are both 19', then a 16' compact car space can be added. There are two options: the spaces can be made smaller and remain full size; or they can be reduced to compact size and still allow the 2 1/2 feet.

Mr. Fellows stated that Mr. Butler stated he can make that work.

Mr. Marshall continued that would become the first part of Item 7; Item 8 has been removed; Item 9 is covered. Items 10, 11 and 12 would remain, however details must be provided for the green wall, as well as the survey and plat submitted. Item 13 is removed. Ms. Kaemmerlen asked that the existing trees be researched as that is very valuable to a retail restaurant as an existing canopy. Mr. Scurry stated that would be done. Item 14 combines back into the first part of Item 7 as the green wall is approved. Item 15 is separate; and Item 17 will have details deferred to staff. Item 18 will be part of that.

Motion by Mr. Marshall to grant a Certificate of Design Approval for provided that:

- 1) The applicant shall satisfy §17.419 b of the Municipal Zoning Ordinance per the land development planner;
- 2) The applicant shall comply with §4.3.2 bullet point 9 City Center Design Guidelines regarding surface parking, in the scope of conversation shall delineate earlier/later the green wall fence detail;
- 3) The applicant shall comply with forestry and beautification and engineering regulations – not tap into the public irrigation system along Wayne and Gervais Streets,
- 4) That the species of trees shall be Zelkova Serrata Village Green;
- 5) The applicant shall provide a combination green wall with solid piers with details deferred to staff regarding the solid piers and spacing as part of the green wall system, all such planting shall fit within a 2 ½' planting area compliant with §17.4.18; the green wall is to have a minimum height of 36" and to be maintained with green vegetation twelve months throughout the year. If the green wall ceases to establish itself, an alternative solid wall, approved by staff, shall be installed;
- 6) Full compliance with §17.4 20 b of the Municipal Zoning Ordinance
- 7) The applicant comply with all departmental comments;
- 8) The applicant shall submit appropriate drawings that satisfy staff that rooftop equipment will be screened and invisible from Wayne and Gervais Streets;
- 9) A survey or plat of the newly proposed lots will need to be submitted;
- 10) The green wall as detailed and outlined earlier shall be provided along the perimeter right-of-way;
- 11) Signage shall be approved under a separate Certificate of Design Approval;
- 12) The applicant shall submit drawings of the new rear wall and all walls of the building to be reviewed and approved by staff;
- 13) The window openings along the east façade along Wayne Street shall not be modified, or any modification shall be reviewed and approved by staff,
- 14) All remaining details deferred to staff;

*Seconded by Dr. Skinner. Request granted 6-0.*

#### **IV. OTHER BUSINESS**

##### **1208 Washington Street--Bailey Bill modifications**

Ms. Moore started this is a modification to a previously approved Bailey Bill. No work has been done that requires modification; however the recession hit shortly after the preliminary certification was approved. The applicant is ready to begin work and staff requests the Commission reconfirm with today's date to begin approval for 1208 Washington Street.

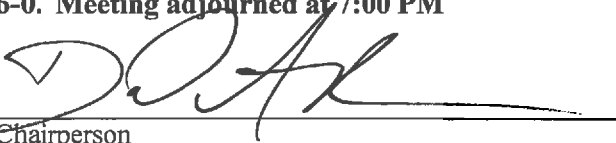
**Motion by Dr. Skinner to reconfirm** the date of October 11, 2012 for preliminary certification of the Baily Bill; *seconded by Ms. Kaemmerlen*. **Request granted by 6-0.**

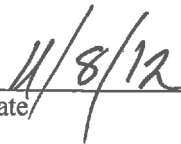
## **V. APPROVAL OF MINUTES**

Motion by Ms. Kaemmerlen to approve the September minutes; seconded by Mr. Monteith. Approval granted 6-0.

**VI. ADJOURN**

**There being no further business, there was a motion to adjourn by Ms. Kaemmerlen. Request granted  
6-0. Meeting adjourned at 7:00 PM**

  
Chairperson

  
Date

**Respectfully submitted by Andrea Wolfe  
Sr. Admin. Secretary  
Planning and Development Services Department**